



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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MINUTES

Date: January 24, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Valerie Guzman

Eric Huneycutt

Michael Long

Stacey Streetman

Bill Kimbrough

Maria Jimenez

Joe Smith

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Sarah Cook, Long Range Planner

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Support

Chris Cowan/Jerome Henderson/Joe Green, City Street Dept.

Jeff Bryant/Alex Morris, County Highway Department

Jobe Moore, Clarksville Fire Department

Norm Brumblay/Gene Fish/Bryan Lopp, CMCSS

Sgt. Norfleet, Clarksville Police Department

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from December 27, 2022 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mrs. Jimenez and carried unanimously.

Announcements/Deferrals

Mr. Tyndall welcomed the new members to the Planning Commission. He stated the deferrals were S-89-2022, S-113-2022, S-117-2022 and S-123-2022. There being no more discussion, Mr. Kimbrough recommended approval of deferrals. The motion was seconded by Mr. Long and carried unanimously.

Mr. Swift went over the procedure for addressing The Regional Planning Commission.

City Zoning Cases

CASE NUMBER Z-1-2023 Applicant: DJ Development LLC Agent: Stanley Ross

REQUEST: C-5 Highway & Arterial Commercial District/MSUDO (Madison Street Urban Design Overlay District) to R-4 Multiple-Family Residential District/MSUDO

LOCATION: A portion of the tract fronting on the south frontage of Madison St. 585 +/- feet west of the Madison St. & Village Way intersection.

TAX MAP: 081 PARCEL: 122.00 ACREAGE: 3.36 +/-

REASON FOR REQUEST: To provide for residential multi-family development in rear of property as a transition between arterial commercial district and adjoining neighboring existing family development.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request to rezone the southern portion of the property to R-4 Multi-Family Residential provides a transition from the C-5 Commercial & Arterial Zoning to the established R-2 Single Family residential development to the south.
3. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that pages 7-23 in the packet are the formal public comments.

Stanley Ross spoke in favor of the case stating that they are asking for approval of R-4 that based on topography we should get 28-33 units. He stated that this would be a less intensive use and landscape buffers would be required.

David Gillespie spoke in opposition of the case stating that he has blue line concerns. He stated that the blue line feeds the Cumberland River. He stated disrupting these tributaries would further degrade our properties.

Tamara Welker spoke in opposition of the case stating that her concerns are tearing down the woods, that it will bring down prices of the houses. She asked that it be kept as it is.

Cal McKay spoke in rebuttal stating they are well aware of the state regulated streams, that there are required buffers and all has to be permitted locally and by the State of Tennessee.

Mrs. Streetman asked how far back on the property will it be.

Mr. McKay stated it is well off the western and southern property lines because of the streams.

Mrs. Guzman asked Mr. McKay to explain the buffering.

Mr. McKay, they vary, but say if you go with the smaller they will require more intense plantings but if you go with the larger it will require less plantings.

Mr. Spainhoward asked your development is all going to occur on the north side of the blue line stream.

Mr. McKay stated the north and the east side of the blue line stream.

Mr. Long stated that there will be less development with an R-4, correct?

Mr. McKay stated in his opinion that is correct.

Mr. Tyndall stated that this would come before the Planning Commission as a Site Plan if the zoning passes at the city.

With there being no further discussion Mr. Kimbrough made the motion for approval stating that as the R-4 Multi-Family Residential provides a transition from the C-5 Commercial & Arterial Zoning to the existing R-2 Family Residential to the south. Mr. Smith seconded. All others were in favor. Motion for approval passed.

CASE NUMBER Z-2-2023 Applicant: Chris Blackwell Construction

REQUEST: R-3 Three Family Residential District to R-6 Single Family Residential District

LOCATION: Property fronting on the east frontage of Martin St., 1,470 +/- feet south of the Crossland Ave. & Martin St. intersection.

TAX MAP: 079C PARCEL: C 043.00 ACREAGE: 4.07 +/-

REASON FOR REQUEST: Request zone change to allow single family development that will reduce density from 36 units to 28 units.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.

2. The proposed request is not out of character with the residential densities and character in the surrounding area.
3. Road widening along property frontage & sidewalks has been stated as a required upgrade at the development stage by the Clarksville Street Department.
4. No adverse environmental issues have been identified as a part of this request.

Mr. Spainhoward stated that as of 4:30 PM 01/23/2023 there had been no formal public comments.

Cal McKay spoke in favor of the case stating that this would be a reduction in units, that R-6 is a less dense zone.

With there being no further discussion Mrs. Streetman made the motion for approval stating that based on the proposed zoning request is consistent with the adopted Land Use Plan and the fact that it reduces the density in number of units. Mrs. Jimenez seconded. All were in favor. Motion for approval passed.

CASE NUMBER Z-3-2023 Applicant: Concord Ventures Group, LLC Agent: Richard Garrett

REQUEST: R-3 Three Family Residential District to R-4 Multiple-Family Residential District

LOCATION: A lot fronting on the south frontage of B St. 175 +/- feet east of the Oak St. & B St. intersection.

TAX MAPS: 055I PARCELS: H 003.01 ACREAGE: 0.41 +/-

Reason for Request: We currently own & manage 3 quadplexes adjacent to the subject property located at 506 B St., 191 Oak St., and 185 Oak St. We are seeking to develop a 6-unit townhouse.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-family residential request is an extension of the established R-4 district to the west.
3. The request is in character with the established uses in the surrounding area.
4. Adequate infrastructure & no environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 01/23/2023 4:30 PM there had been no formal public comment.

Richard Garrett spoke in favor of the case stating that he was available for any questions or concerns. He stated that there had been some issues with homeless camps in and around the area and he felt this could help with this problem so he feels is a win-win for the area.

Mrs. Streetman asked where the entrance would be.

Mr. Garrett stated it would be Oak Street.

With there being no further discussion Mrs. Streetman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan. Mr. Long seconded. All were in favor. Motion for approval passed.

CASE NUMBER Z-4-2023 Applicant: Rick Reda Homes, LLC

REQUEST: R-1 Single-Family Residential District to C-2 General Commercial District

LOCATION: Property located east of the Ft. Campbell Blvd. & north of Idlewood St.

TAX MAP: 054C PARCELS: F 046.00 (po), 047.00, 047.01 (po) ACREAGE: 2.31 +/-

Reason for Request: To match surrounding zoning for future development.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed C-2 General Commercial District is an extension of the established C-2 district to the southwest & is not out of character with the developmental pattern in the surrounding area.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/23/2023 there have been no formal public comments.

Vernon Weakley spoke in favor of the case stating that this a look to the future to expand current project.

Mrs. Streetman stated why C-2 instead of R-4 if residential is essentially what they are doing there.

There being no further discussion Mr. Kimbrough made the motion for approval stating that C-2 is an extension of established C-2 District to the southwest. Mr. Smith seconded. Mrs. Streetman voted in opposition. All others were in favor. Motion for approval passed.

CASE NUMBER Z-5-2023 Applicant: Johnathan Blick

REQUEST: R-2 Single-Family Residential District to C-2 General Commercial District

LOCATION: A parcel fronting on the east frontage of Liberty Pkwy. 130 +/- feet south of the Liberty Pkwy. & Delmar Dr. intersection.

TAX MAP: 065P PARCEL: D 035.02 ACREAGE: .21 +/-

Reason for Request: To match adjoining property. To build a true C-2 zoning business with mixed residential above.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The C-2 General Commercial District request is an extension of the established C-2 district to the south & west.
3. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.

4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/23/2023 there have been no formal public comments.

Johnathan Blick spoke in favor of the case stating that they had condensed down to a single lot that is currently vacant, looking at a commercial unit below and resident above.

With there being no further discussion Mr. Smith made the motion for approval stating that the C-2 General Commercial District request is an extension of the established C-2 District to the south and west. Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

CASE NUMBER Z-6-2023 Applicant: Johnathan Blick

REQUEST: R-3 Three Family Residential District to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Roman St. 1800 +/- feet east of the southern intersection of Roman St. & Ford St.

TAX MAP: 055N PARCELS: D 067.00 ACREAGE: .25 +/-

REASON FOR REQUEST: To provide two single family homes, total sq. ft. of each home is to be around 1,000 – 1,200 sq. ft. and the 200,000-price range.

Mr. Spainhoward read the case and gave the staff recommendations:

DEFER 1 MONTH

1. The City Council of Clarksville initiated a neighborhood study for the Red River Neighborhood. This property falls within this neighborhood. This study appears to be within 1 month of completion & should provide insight into the community's desires & development potential/direction for the neighborhood.
2. The RPC would like to see the final version of this study document prior to providing a zoning recommendation for this application.

Johnathan Blick spoke in favor of the case stating that he is not really sure about the deferment but came to speak on approval. He stated it is currently a vacant lot and would like it to be approved. He stated it is a duplex lot with the current zoning and he feels a single-family residence would blend in with the area. He stated if not approved he would just move forward with building a duplex.

Mr. Tyndall explained that the plan was to have the results (Red River Study) before the Commission today and this case as well. He stated that the study needed a bit more work than two days could accomplish, that this would be the first neighborhood plan done in a very long time and we wanted to make sure that it was done correctly. He stated that you could probably get in touch with us in two or two and a half weeks and we should be able to go over some of the plan, that it may actually support some of things you are trying to do in this area.

There was much discussion about the process of deferring the case, if the applicant agreed with the possibility of deferring and the current standing of the study.

Mr. Blick stated he would be okay with a one-month deferral.

With there being no further discussion Mrs. Streetman made the motion for one-month deferral until next month's RPC meeting. Mrs. Jimenez seconded. All others were in favor and motion for deferral passed.

CASE NUMBER Z-7-2023 Applicant: Seay Wilson Agent: David Herbeck

REQUEST: R-1 Single-Family Residential District to C-5 Highway & Arterial Commercial District

LOCATION: A tract of land located at the northwest corner of the Pea Ridge Rd. & Sambar Dr. intersection.

TAX MAP: 041 PARCELS: 040.02 ACREAGE: 6.0 +/-

REASON FOR REQUEST: Request zone change for proposed car wash and potential restaurant, child care facility and other businesses suited for the area.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed C-5 Highway & Arterial Commercial District request is an extension of the established C-5 Zoning District to the north & east. This request is in close proximity to the SR 374 & Pea Ridge Rd. intersection.
3. A type "C" landscaping buffer is required between the single-family residential district and the proposed C-5 Commercial Zoning District.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that pages 67-71 of the Commissioners' packet are the formal public comments.

Cal Burchett spoke in favor of the case stating that we are aware of the roadway improvements that will be required and will continue to work with the Street Department.

With there being no further discussion Mr. Kimbrough made the motion for approval stating that it is consistent with the adopted Land Use Plan. Mr. Long seconded. All were in favor. Motion for approval passed.

CASE NUMBER Z-8-2023 Applicant: Progress Properties LLC

REQUEST: R-1 Single-Family Residential District/ C-5 Highway & Arterial Commercial District to R-2A Single-Family Residential District

LOCATION: A tract of land located at the northern termini of Scott Dr. & Burch Rd.

TAX MAP: 006I PARCELS: E 013.00 ACREAGE: 11.62 +/-

REASON FOR REQUEST: To provide a single-family infill development.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-2A Single Family Residential Zoning District provides an infill opportunity, in a small undeveloped pocket of land with adequate connectivity to an established single-family neighborhood near a city park.
3. The request is not out of character with the surrounding single family uses.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 1/23/2023 there have been no formal comments.

Cal Burchett spoke in favor of the case stating that they are asking for a little more density to work around the sinkhole.

Mr. Tyndall asked if Mr. Burchett had a lot estimate at this time.

Mr. Burchett stated that with R-2A zoning would be 38-40 lots, yield is about 30 with R-1 if the C-5 was cleaned up. He stated about a 25 % increase.

Mr. Tyndall stated for the record that the staff believes when we were talking about R-2A zoning these were the properties we were envisioning.

With there being no further discussion Mr. Kimbrough made the motion for approval stating that it is consistent with the adopted Land Use Plan. Mrs. Streetman seconded. All were in favor. Motion for approval passed.

CASE NUMBER ZO-3-2022 Applicant: Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

With there being no further discussion Mrs. Streetman made the motion for approval. Mrs. Jimenez seconded. All were in favor. Motion for approval passed.

County Zoning Cases

CASE NUMBER CZ-1-2023 Applicant: George Kennedy III, ET AL

REQUEST: AG Agricultural District to C-4 Highway Interchange District/ C-2 General Commercial District

LOCATION: A tract of land east of I-24, west of Oakland Rd., south of Spring Creek & northwest of the terminus of Cracker Barrel Dr.

TAX MAP: 017 PARCEL: 017.00 ACREAGE: 114.27 +/-

Reason for Request: Requesting zone change to C-4 as an extension of existing zoning & C-2 as a transition zone.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The request of C-4 Highway Interchange District & C-2 General Commercial District identifies some of the zones that may be appropriate for this area, but as presented there is an over concentration of commercial.
3. This property currently lies within the unincorporated area of Montgomery County & the staff does not feel that there is currently an appropriate level of urban services to support the proposed intensity and concentration of commercial property that is proposed.

Mr. Spainhoward stated that formal public comments can be found on page 7 of Commissioners' packet.

Vernon Weakley spoke in favor of the case stating that there has been a lot of commercial growth in this area. He stated it is an extension of existing zone. He stated this has Oakland Road frontage with plenty of access. He stated frontage on I-24 and that takes it from residential to commercial. He further stated that as far as timing maybe we are a little ahead on the timing but I don't believe we are. He stated that once the zoning is done we will be applying to bring it into the city limits and that would take of the only thing I've heard which will get it under the fire departments control.

Mrs. Streetman asked what is your plan for the C-2 portion?

Mr. Weakley stated the C-2 portion will be townhomes.

Mrs. Streetman asked why not do it all at once, a rezoning and annexation all together.

Mr. Weakley stated some is timing with the contracts and some of it is I met with them (RPC Staff) and they said it's hard to support annexation and zone request all in the same request.

Mr. Kimbrough asked if there was any plan to access through Cracker Barrel Drive, that would be ideal.

Mrs. Streetman asked why not R-4 zoning if residential is what you are going for, we need to let the public know if that is what you are going for.

Mr. Weakley stated he is stating this in a public meeting our plans.

There was discussion of R-4 and C-2 zoning among the Commissioners.

Mr. Spainhoward made the statement that he has to answer the publics questions and the way this case stands in the county C-2 does not allow for multi-family.

There was discussion of procedures for requesting annexation.

Mrs. Streetman asked what is the estimate for apartments or townhomes.

Mr. Weakley stated 400-500 range.

Karen Reynolds spoke in opposition of the case stating she would like the Commission to support what Mr. Spainhoward said, vote on this as it stands, it is county property, vote on it as county property. She stated that if you approve it you are tying our hands as city and telling us the county gets to decide. She further stated that if he (Mr. Weakley) wants to annex that should happen first, not for it to be okayed through county and then hand to city and say here is your property.

Ben Bolinger spoke in favor of the case stating that this is a great plan of action for this particular property. He stated that this he is excited for this opportunity for both the county and city.

Jerri Macintire spoke in opposition of the case stating that flooding and traffic is a concern. She asked if there would be an impact study done.

Mr. Weakley spoke in rebuttal stating that drainage would have to go through state and local approval.

Mr. Spainhoward spoke on the record stating that he did not give a yield because this application does not equate to multi-family. He stated those calculations are 67.5 +/- acres at C-2, historic yield at 809 units, with the 15 acres he (Mr. Weakley) mentioned as encumbered 629 units, max yield would be 1079 units.

Mr. Smith made the motion for approval stating that it is a good extension of commercial on the north side of the interstate, personally, whether it is in the county or not, whether they end up doing townhomes or not, I think a Commercial District to that north side of I-24 could allow those Oakland Road residents and Meriwether Road residents not to have to venture out onto Wilma Rudolph Boulevard, if there is businesses that suit their needs within that development, so personally I think it is a little forward thinking but yes, I agree with Mrs. Streetman, C-2 is not ideal to go forth if you are going to do for townhomes but our code and our regulations do not prohibit that once, IF (sic), it ever did get annexed into the city. As it sits right now in the county he can not build any townhomes if it goes to the C-2, so based on that and the way it sits right now as you mentioned Mr. Spainhoward I would make a motion for approval based on it's an extension of the C-4 and the C-2 provides a buffer between the AG and the R-1. There was discussion among the Commissioners about C-2, C-4, and acreage. Mr. Smith stated on his motion that county does have a fire station only a mile or two up the road off of Highway 79 and I have faith in our fire department, if this is commercial, they can handle that, we have a lot of commercial businesses that are outside of the city limits in the unincorporated area so, to just say that just because the fire service wouldn't be beneficial that doesn't make any sense, because that station is closer than most. Mr. Kimbrough seconded. There was discussion of intended use. The vote was taken and taken again for clarification purposes with a show of hands. Mr. Smith, Mr. Kimbrough, Mr. Huneycutt, and Mrs. Guzman voted in approval. Mrs. Streetman, Mrs. Jimenez and Mr. Long voted nay. Motion for approval passed.

CASE NUMBER CZ-2-2023 Applicant: Reda Home Builders, Inc.

REQUEST: AG Agricultural District to R-1 Single-Family Residential District

LOCATION: A tract without road frontage located east of Reda Dr., north of Morning Star Dr. & west of Dotsonville Rd.

TAX MAP: 068 PARCEL: 097.03 ACREAGE: 11.01 +/-

Reason for Request: To match surrounding zoning.

Mr. Spainhoward read the case and gave the staff recommendations:

1 MONTH DEFERRAL

1. This property appears to lie within ROW for the future SR 374. The RPC Staff is in the process of seeking comments from TDOT & the local MPO.

Mr. Spainhoward stated that as of 4:30 PM 01/23/2023 there have been no formal public comments.

With there being no further discussion Mr. Kimbrough made the motion for deferral of the case. Motion was seconded by Mrs. Streetman. All others were in favor. Motion for deferral passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-61-2022 APPLICANT: CJ LeBeau Agent: CJ LeBeau
DEVELOPMENT: South Gateway-Clarksville MOB PROPOSED USE: Medical Office Building LOCATION:
1000 Gateway Blvd. MAP: 063, 067.00(po) ACREAGE: 4.5+/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.

With there being no further discussion Mr. Kimbrough made the motion for approval. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

With there being no further discussion Mrs. Jimenez made the motion for approval. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

B. INITIATE SUBDIVISION REGULATION UPDATE

Mr. Tyndall stated this would allow us to address lot size.

With there being no further discussion Mr. Smith made the motion to initiate the update. Mrs. Streetman seconded. All others were in favor and motion passed.

C. ELECTION OF CHAIR AND VICE CHAIR

Mr. Kimbrough made the nomination of Richard Swift as Chairman.

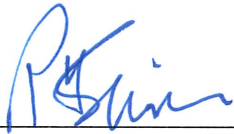
With there being no further discussion Mr. Kimbrough made the motion for Richard Swift to continue as Chairman and Mrs. Streetman seconded. All others were in favor and motion passed.

Mr. Kimbrough made the nomination of Thom Spigner as Vice Chairman.

With there being no further discussion Mr. Kimbrough made the motion for Thom Spigner as Vice Chairman and Mrs. Streetman seconded. All others were in favor and motion passed.

The meeting was adjourned at 3:36 PM

ATTEST:

A handwritten signature in blue ink, appearing to read "R. Spigner", is written over a horizontal line.